



Association of Bay Area Governments
Bay Area Air Quality Management District
Metropolitan Transportation Commission

Joint Policy Committee

PLANNING RESOURCES

Land-Use Regulation

Tool or Topic: **Parking Standards**

Author

Organization

Published

Format

Title: Curb Parking: The Ideal Source of Public Revenue

Shoup

Lincoln Institute of Land Policy

7/1/2002

PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=555#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=555#)

Description:

Urban planners have disastrously mismanaged the many miles of curb parking spaces that thread through every city of the world. Free or underpriced curb parking creates a classic commons problem, with many resulting pathologies. The "shortage" of curb parking creates demands for off-street parking requirements, which then distort the markets for both transportation and land. Fortunately, however, we can resolve this problem if we (1) charge market prices for curb parking; (2) return the revenue to finance neighborhood public improvements; and (3) remove off-street parking requirements.

The main research findings are:

1. Off-street parking requirements for office buildings in the CBD impose a cost of \$41 per square of office space. The average impact fee for all other public purposes combined is \$1.86 per square foot of office space, or only 5 percent of the cost imposed by off-street parking requirements.
2. The cost of meeting the typical requirements of 4 parking spaces per 1,000 square feet of office space increases the construction cost of the office space by 35 percent if the parking is above ground, and by 67 percent if below ground.
3. The cost of providing the required off-street parking is equivalent to a 38-percent in the general property tax rate.
4. Market-rate prices for curb parking can yield between 5-8 percent of the total land rent in a city.
5. Market-rate prices for curb parking can yield more revenue than the property tax in many neighborhoods.

Tool or Topic: **Permit Streamlining**

Author

Organization

Published

Format

Title: Smart Infill: Creating More Livable Communities in the Bay Area

Steinbach

Greenbelt Alliance

3/1/2002

PDF file

[#http://www.greenbelt.org/downloads/resources/report_smartinfill.pdf#](http://www.greenbelt.org/downloads/resources/report_smartinfill.pdf#)

Description:

This 72-page guidebook for civic leaders and local citizens shows how the region can achieve more livable communities and more sustainable development by developing underutilized land within existing urban areas. The report presents 12 key strategies to bring about well-planned infill housing and mixed-use development. These recommendations include zoning changes, design guidelines, public participation processes, revised parking requirements, and preparation of "Specific Plans" coordinating neighborhood revitalization.

In addition to providing a useful toolbox of strategies for smart infill, the guidebook features photos and case studies of successful infill throughout the Bay Area. In these examples, municipal action is already helping revitalize neighborhoods or entire cities and providing much-needed housing for people at different income levels.

Tool or Topic: **Subdivision**AuthorOrganizationPublishedFormat

Title: Horizons 2025 Implementation Municipal Tools and Techniques

Cilurso

Delaware Valley Regional Planning
Commission

4/1/2002

PDF file

<http://www.dvrpc.org/planning/community/MCDtools/pdf/ToolsAndTechniques.pdf#>

Description:

This brochure describes the variety of tools and techniques available to local governments to implement the region's long-range plan, Horizons 2025, prepared and adopted by the Delaware Valley Regional Planning Commission (DVRPC). The plan provides an integrated land use and transportation vision for the region's growth and development through the year 2025. Key policies of Horizons 2025 include:

- Revitalization of the region's core cities of Philadelphia, Camden, Trenton and Chester through maintenance and restoration of existing infrastructure systems, services, and capacity to support and attract new growth
- Stabilization of older townships, boroughs, and cities located throughout the region by maintaining or improving current infrastructure to support or enhance the social, economic, and physical character of these communities
- Growth Management of developing suburban communities by discouraging extensive growth and related infrastructure services and facilities outside designated growth areas and encouraging center-based planning and alternatives to conventional suburban design
- Preservation of farming and rural communities of the region by limiting the extension or development of major infrastructure systems in rural areas
- Conservation of sensitive natural areas and an open space network

Municipal governments have the primary authority and responsibility to implement these policies. This brochure is designed to introduce local officials and citizens to planning tools that may be useful in their communities.

The tools listed in this brochure are organized into several categories: Land Use, Economic Development, Natural Resource Preservation, Historic Preservation, Transportation, and Multi-Municipal Cooperation.

Tool descriptions include an overview of the use of the tool and an example of some of its benefits. Where appropriate, after the tool description, common local planning documents that will need to be amended or adopted are listed in italics.

Tool or Topic: Transfer of Development RightsAuthorOrganizationPublishedFormat

Title: Horizons 2025 Implementation Municipal Tools and Techniques

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Delaware Valley Regional Planning
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Tool or Topic: **Transfer of Development Rights**

Author

Organization

Published

Format

Title: TDRs and Other Market-Based Land Mechanisms: How They Work and Their Role in Shaping Metropolitan Growth

Fulton

The Brookings Institution

6/1/2004

PDF file

[#http://www.brookings.edu/metro/publications/20040629_fulton.htm#](http://www.brookings.edu/metro/publications/20040629_fulton.htm#)

Description:

Transfers of development rights (TDRs) seem an ideal solution to the incessant conflict between land conservation and property rights. They also can serve as a useful tool to reconcile urbanization pressures and the desire to preserve rural and exurban land.

Using case studies and a national survey, this paper examines TDRs and other market-based land preservation techniques like mitigation banking and density transfer fees.

Tool or Topic: **Zoning**AuthorOrganizationPublishedFormat

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4/1/2002

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Tool or Topic: Zoning IncentivesAuthorOrganizationPublishedFormat

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